

HOA Home Inspection Checklist
 Prepared by Colorado HOA Forum, www.coloradohoaforum.com

	A	B
1	Inspection Item	Comment/Action Required
2		
3	<p>First Step: Have your home inspector work with you to obtain any HOA home inspection (HI) report and/or outstanding covenant violations reports and obtain the HOA covenants. There should be no charge. Agree on who, seller or buyer, will fix violation and using the HI determine the cost. Violations discovered and documented days before a sale with HOA HI will not generally be related to any lien but a future action on the part of the HOA. Unresolved violations via the HOA home inspection will not/should not hold up the home sale but should be resolved. HOA HI violations, if any, seem to be an inspection looking for a problem to justify the work and enhance the income of property management companies. The HOA HI inspection cost to the seller can't be justified to confirm if violations were corrected: this cost has already been included with HOA dues. Identifying violations and issuing violation letters is an ongoing responsibility of the HOA in conjunction with the management company and paid for with HOA dues and the HOA HI thus takes on a nature of duplicate billing. Note, request your HI complete an external inspection of the property based on covenants when they complete their normal inspection. Most HOA HI with the sale of a home are rudimentary at best, any violations already known to the home seller and HOA. Note, HOA home inspection will involve not much more than a drive by and cost you up to hundreds of dollars. Many HOAs don't have home HI because they monitor violations throughout the year as part of the maintenance and operation plans. Known violations should be resolved prior to home sale with a confirmation letter from the HOA acknowledging corrective action. Only "known" or active violations being pursued by the HOA when you complete a HI should be part of the home sale process. Known and unresolved violations will generally be inherited by the buyer.</p>	<p>This is page one of seven. Provide your professional home inspector (HI) with a copy of this documents and ask him to address all issues. The HI checklist will most likely cover most if not all items on this list. Condominium buyers: Ask if the HOA has completed an envelope study; this is when the HOA has hired an engineering firm to study and evaluate the skin of the property that is the responsibility of the HOA: this will provide the buyer with a view on how well the HOA attends to its maintenance responsibilities and can foretell the need for future special assessments. Also: get the unit inspected and be sure to include: Arrange/notify management company, introduce inspector Inspect walls between units, roof Sound mitigation, floors above, walls, outside noise Ceiling for water damage, floors Radon Smoke alarms in unit/hallways Avoid aluminum wiring Fogged windows Central or individual electrical/cooling/heat and blower fans Access areas/fire escapes/moving in access/security Water valve controls Existing appliance/AC etc warranties Personal storage area Intercom Vents functioning in each bedroom Get our special condominium buyer's guide from our web site</p>
4	Grounds	
5	___ Proper grading drainage away from house	
6	___ No evidence of standing water	
7	___ No leaks from septic tank or leech field	

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8	<input type="checkbox"/> Yard, landscaping, trees and walkways in good condition	
9	<input type="checkbox"/> No branches or bushes touching house or overhanging the roof	
10	<input type="checkbox"/> Exterior structures (fences, sheds, decks, retaining walls, detached garages) in	
11	good condition, no evidence of termite damage or rotted wood	
12	<input type="checkbox"/> Railings on stairs and decks are adequate and secure	
13	<input type="checkbox"/> Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure	
14	<input type="checkbox"/> Downspout drainage directed away from structure	
15		
16	Structure	
17	<input type="checkbox"/> Ridge and fascia board lines appear straight and level	
18	<input type="checkbox"/> Sides of house appear straight, not bowed or sagging	
19	<input type="checkbox"/> Window and doorframes appear square (especially bowed windows)	
20	<input type="checkbox"/> Visible foundation in good condition - appears straight, plumb, with no significant cracks	
21		
22	Exterior Surfaces	
23	<input type="checkbox"/> Adequate clearance between ground and wood siding materials (6" minimum); no	
24	wood-to-earth contact	
25	<input type="checkbox"/> Siding: no cracking, curling, loose, rot or decay	
26	<input type="checkbox"/> Masonry veneers: no cracks in joints, no broken, spalling or flaking components	
27	<input type="checkbox"/> Stucco: no large cracks (discuss all stucco cracks with a professional inspector)	
28	<input type="checkbox"/> Vinyl or aluminum siding: no dents, damage, no bowing or loose siding	
29	<input type="checkbox"/> No vines on surface of structure	
30	<input type="checkbox"/> Exterior paint or stain: no flaking or blisters	
31	<input type="checkbox"/> No stains on exterior surfaces	
32	Windows, Doors and Wood Trim	
33	<input type="checkbox"/> Wood frames and trim pieces are secure, no cracks, rot or decay	

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34	<input type="checkbox"/> Joints around frames are caulked	
35	<input type="checkbox"/> No broken glass (window or storm panes) or damaged screens, no broken doublepaned, insulated window seals.	
36	<input type="checkbox"/> Muntin and mullion glazing compound in good condition	
37	<input type="checkbox"/> Storm windows or thermal glass used	
38	<input type="checkbox"/> Drip caps installed over windows	
39		
40	Roof	
41	<input type="checkbox"/> Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing	
42	<input type="checkbox"/> Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing	
43	shingles, no curling	
44	<input type="checkbox"/> Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings	
45	<input type="checkbox"/> Flashing around roof penetrations	
46	<input type="checkbox"/> No evidence of excess roofing cement/tar/caulk	
47	<input type="checkbox"/> Soffits and fascia: no decay, no stains	
48	<input type="checkbox"/> Exterior venting for eave areas: vents are clean and not painted over	
49	<input type="checkbox"/> Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits	
50	<input type="checkbox"/> Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition	
51		
52	Attic	
53	<input type="checkbox"/> No stains on underside of roofing, especially around roof penetrations	
54	<input type="checkbox"/> No evidence of decay or damage to structure	
55	<input type="checkbox"/> Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house)	

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56	<input type="checkbox"/> Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational	
57	<input type="checkbox"/> No plumbing, exhaust or appliance vents terminating in attic	
58	<input type="checkbox"/> No open electrical splices	
59		
60	Interior Rooms	
61	<input type="checkbox"/> Floors, walls and ceilings appear straight and plumb and level	
62	<input type="checkbox"/> No stains on floors, walls or ceilings	
63	<input type="checkbox"/> Flooring materials in good condition	
64	<input type="checkbox"/> No significant cracks in walls or ceilings	
65	<input type="checkbox"/> Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather-stripping, "weep holes"	
66	installed	
67	<input type="checkbox"/> Interior doors operate easily and latch properly, no damage or decay, no broken hardware	
68	<input type="checkbox"/> Paint, wall covering, and paneling in good condition	
69	<input type="checkbox"/> Wood trim installed well and in good condition	
70	<input type="checkbox"/> Lights and switches operate properly	
71	<input type="checkbox"/> Adequate number of three pronged electrical outlets in each room	
72	<input type="checkbox"/> Electrical outlets test properly (spot check)	
73	<input type="checkbox"/> Heating/cooling source in each habitable room	
74	<input type="checkbox"/> Evidence of adequate insulation in walls	
75	<input type="checkbox"/> Fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace façade), damper operates properly, flue has been cleaned, flue is lined	
76		
77	Kitchen	
78	<input type="checkbox"/> Working exhaust fan that is vented to the exterior of the building	
79	<input type="checkbox"/> Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 foot of sink(s)	

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80	<input type="checkbox"/> Dishwasher: drains properly, no leaks, baskets, door spring operates properly	
81	<input type="checkbox"/> No leaks in pipes under sinks	
82	<input type="checkbox"/> Floor in cabinet under sink solid, no stains or decay	
83	<input type="checkbox"/> Water flow in sink adequate	
84	<input type="checkbox"/> No excessive rust or deterioration on garbage disposal or waste pipes	
85	<input type="checkbox"/> Built-in appliances operate properly	
86	<input type="checkbox"/> Cabinets in good condition: doors and drawers operate properly	
87		
88	Bathrooms	
89	<input type="checkbox"/> Working exhaust fan that doesn't terminate in the attic space	
90	<input type="checkbox"/> Adequate flow and pressure at all fixtures	
91	<input type="checkbox"/> Sink, tub and shower drain properly	
92	<input type="checkbox"/> Plumbing and cabinet floor under sink in good condition	
93	<input type="checkbox"/> If sink is metal, it shows no signs of rust, overflow drain doesn't leak	
94	<input type="checkbox"/> Toilet operates properly	
95	<input type="checkbox"/> Toilet stable, no rocking, no stains around base	
96	<input type="checkbox"/> Caulking in good condition inside and outside of the tub and shower area	
97	<input type="checkbox"/> Tub or shower tiles secure, wall surface solid	
98	<input type="checkbox"/> No stains or evidence of past leaking around base of bath or shower	
99	Miscellaneous	
100	<input type="checkbox"/> Smoke and carbon monoxide detectors where required by local ordinances	
101	<input type="checkbox"/> Stairway treads and risers solid	
102	<input type="checkbox"/> Stair handrails where needed and in good condition	
103	<input type="checkbox"/> Automatic garage door opener operates properly, stops properly for obstacles	
104	Basement or Mechanical Room	
105	<input type="checkbox"/> No evidence of moisture	
106	<input type="checkbox"/> Exposed foundation; no stains no major cracks, no flaking, no efflorescence	

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107	____ Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts	
108	____ Insulation at rim/band joists	
109		
110	Crawl Space	
111	____ Adequately vented to exterior	
112	____ Insulation on exposed water supply, waste and vent pipes	
113	____ Insulation between crawl space and heated areas, installed with vapor barrier towards heated area	
114	____ No evidence of insect damage	
115	____ No evidence of moisture damage	
116		
117	Plumbing	
118	____ Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system	
119	____ Water heater: no signs of rust, vented properly, sized to produce adequate	
120	quantities of hot water for the number of bedrooms in the house.	
121	____ Water pump: does not short cycle	
122	____ Galvanized pipes do not restrict water flow	
123	____ Well water test is acceptable	
124	____ Hot water temperature between 118 - 125 degrees Fahrenheit	
125		
126	Electrical	
127	____ Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected	
128	____ Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating	
129	____ No aluminum cable for branch circuits	
130		
131	Heating/Cooling System	

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132	___ Appears to operate well throughout (good air flow on forced hot air systems)	
133	___ Flues: no open seams, slopes up to chimney connection	
134	___ No rust around cooling unit	
135	___ No combustion gas odor	
136	___ Air filter(s) clean	
137	___ Ductwork in good condition	
138	___ No asbestos on heating pipes, water pipes or air ducts	
139	___ Separate flues for gas/oil/propane and wood/coal	
140		
141	___ Radon	
142	___ Appliances	
143	___ Smoke Detectors	
144	___ Termites	
145	___ Mold	
146	___ Asbestos	
147	___ Water Main from Home to Street	
148		
149	Was the house modified with the addition of a new room/section, did this involve any electrical or plumbing, any work permits issued, how was it approved	
150	Any pending insurance claims?	
151	History of flooding in area?	
152	Who is responsible for trees and shrubbery: trimming, replacement	
153		
154		